# \$449,900 - 335 30th Street, Edmonton

MLS® #E4437892

## \$449.900

3 Bedroom, 2.50 Bathroom, 1,353 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Metro Shift 18 by award winning Cantiro Homes, a rear laned single family home offering even more space and versatility. It is designed to fit on a wide range of lots and easily incorporate a side entrance for future basement income suite. The expansive open-concept main floor includes a spacious kitchen, dining, and living area â€" perfect for family living and entertaining. The basement offers groundworks/rough ins for a future legal suite, plus with the Equity Personalization Package, you can add a 2 beds basement suite, ideal for rental income or extended family, or opt to add the suite yourself at a later date. The Metro Shift 18 provides the perfect balance of space, convenience, and adaptability. \*photos are for representation only. Colours and finishing may vary\*



## **Essential Information**

MLS® # E4437892

Price \$449,900

Bedrooms 3

Bathrooms 2.50

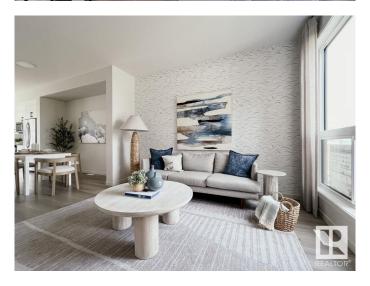
Full Baths 2

Half Baths 1

Square Footage 1,353







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 335 30th Street

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3E1

## **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home

Parking Rear Drive Access

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve, Picnic Area, Race Track, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 92

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 12:02am MDT